

TOWN COUNCIL MEETING MINUTES

April 14, 2016

1. **Call to Order and Pledge of Allegiance**

Mayor Pro Temp Dean Heavrin called to order the meeting of the Town Council of the Town of Hideout at 3:30 p.m. on April 14, 2016 at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

2. **Roll Call**

The mayor pro-temp conducted a roll call. The following Council Members were present:

Dean Heavrin
Doug Egerton
Hanz Johansson
Cyndie Neel

Absent: Mayor Martino
Jim Wahl

Also attending: Town Clerk - Lynette Hallam, Kent Cuillard – Public Works, Rory Murphy, Scott Larsen, Will Pratt. Justine Adlong, Chris Baier, Sam Bell, Nicole Blumin, Steve Jackson, Carolyn Kuchinsky, Jim Luedtke, Terry Matysik, Sara McConkie and Dave Merrell

3. **MINUTES - Consideration and Approval of Minutes for Regular Meeting of February 11, 2016**

Council Member Cyndie Neel made a motion to approve the minutes of the regular meeting of February 11, 2016. Council Member Doug Egerton seconded the motion. The motion passed with a unanimous affirmative vote from Councilors Egerton, Heavrin, Neel and Johansson.

4. **PUBLIC HEARING AND POSSIBLE APPROVAL – Final Plat – Golden Eagle Estates at Hideout (formerly the Perches)**

Rory Murphy said there have been some changes regarding trails after the dialogue with the Planning Commission and Town Council. Will Pratt talked about the trails and parks. Another segment of trail has been added to create a full loop; some may be revised. The trail will tie into Soaring Hawk. The trails will be open to anyone in the umbrella homeowners association (HOA). The property owner is not supportive of these trails being open to the public.

Mr. Pratt commented the property owner would be supportive of exploring the possibility a public trail segment paralleling SR248. (This would be separate from the approval being sought

for the Golden Eagle Estates.) The public trail segment in Tuhaye goes nowhere. It would be good to connect to it; and they will look at connecting other property owners and work with the Utah Department of Transportation (UDOT).

Rory Murphy declared they are trying to be accommodating on trails; they are making strides and will be able to figure it out better after the snow is gone. This effort is not over, they are trying to listen.

Council Member Hanz Johansson asked which HOA they were talking about who would have access to the trail. Mr. Pratt answered it would be anyone under the Community Preservation umbrella. Council Member Doug Egerton brought up the possibility of development in Hideout that would not be under the umbrella HOA.

Council Member Johansson asked what type of trail it would be. Will Pratt replied it will be a two-foot soft trail. Councilor Johansson asked about the parking Mr. Pratt had mentioned. There will be limited parking. If the parallel public trail goes in people could ride their bikes up to the trailhead. Council Member Johansson asked about the trail paralleling SR248; Mr. Pratt indicated it would be a four-foot soft surface.

Rory Murphy added there is still internal dialogue. This meeting is to ask for approval of Phase One which will be 271 acres with 60 lots. These are very large lots; Golden Eagle will be more rural than any other development in the Hideout area. The entrance will be across from the Tuhaye entrance. The property fronting on SR248 is owned by other landowners; easements are in place to cross over the property to access the subdivision. The property for the subdivision includes undulating hills; the developer is not proposing to build on steep slopes. Highway development will include hydrologic controls. Available infrastructure includes a water tank and the sewer is by AR248 and will be gravity fed.

Council Member Cyndie Neel asked for information on the parks. Mr. Murphy said there are two community parks shown on the plat. The lots are two to three acres in size. There will be 29.8 per cent of permanent open space in addition to the parks. Council Member Doug Egerton asked if the parks would be reserved so that residents as a community could decide what would be included in the parks. The developer would need to make sure the area was reserved. Rory Murphy said they would not propose any restrictions.

Councilor Doug Egerton pointed out the Code requires a list of things for submission including engineering reports, CCRs, etc. Steve Jackson reported that the engineering is done. Rory Murphy stated they still owed the Town the CCRs. Council Member Hanz Johansson asked if there would be any disturbance to the trail by the sewer. Mr. Murphy stated the only disturbance would be a possible manhole. Councilor Johansson asked who would maintain the trails. Mr. Murphy replied it would be the Golden Eagle and Soaring Hawk HOA.

Mayor Pro-temp Heavrin opened the hearing for public comment.

Chris Baier declared she was delighted to see progress concerning trails. She also asked about utilities and phone lines. Rory Murphy the phone lines would be All West, Century Link or Comcast; all of them have either fiber optic or cable. Ms. Bair inquired what the total mileage of the proposed trail would be. Mr. Murphy stated there is about 3.5 miles so far. Will Pratt stated the public trail paralleling SR248 would be 3.5-4 miles. Chris Baier asked if there will be any

control over the quality of the trails. Rory Murphy agreed the quality and hydraulic controls need to be there for the trails to be sustainable; he did not have the answers right now but believed it was in everyone's best interest to have a good trail. Chris Baier asked if there could be written assurances that the trails would happen. Rory Murphy said there could be one more layer of road approval the Town could approve the trails at the same time. Steve Jackson offered that Wasatch County has quality standards in place. Will Pratt mentioned they would utilize someone experienced with trails to help to construct said trails.

Chris Baier brought up the open space; she wondered if it would be put in a permanent conservation easement. Rory Murphy said he didn't know. The open space will be dedicated on the plate. Conservation easements get complicated, but they will have to explore that option.

Council Member Doug Egerton made the motion to approve the final plat of Golden Eagle Estates with the caveat that the trails are to be built to accepted standards, such as IMBA, and CCRs must be submitted. Council Member Hans Johansson seconded the motion. The motion passed unanimously with votes by Councilors Johansson, Neel, Heavrin and Egerton.

5. DECISION ITEM – Consideration and Possible Approval of Combination of Two Lots into One Lot in Soaring Hawk Subdivision

Scott Larsen stated they were asking to combine two pie-shaped lots. This would cut the density by one lot. Council Member asked if this would be the biggest lot. Mr. Larsen said it probably would be the largest lot, but there are others which approach that size.

Council Member Hans Johansson made the motion to approve the combination of two lots into one lot in the Soaring Hawk Subdivision. Council Member Cyndie Neel seconded the motion. The motion passed with a unanimous vote from Councilors Egerton, Heavrin, Neel and Johansson.

6. DECISION ITEM – Consideration and Possible Approval of Water Stand-by and Reservation Fees

Carolyn Kuchinsky stated that she and Steve Jackson have been working since May to get the water and sewer up to speed. The standby fees have been approved; it was not changed this year. Developers with 20 lots or more will be given an option to pay semi-annually with a premium of \$4.00 per lot per year. Ms. Kuchinsky said Steve Jackson had done a fairly complicated process and had come up with a factor of .25 for standby fees. Hideout pays JSSD \$750. After considering the process again, it was decided that the factor going forward will be .28, which will be \$131.95 per lot.

Council Member Doug Egerton questioned why we are only collecting .25 of what we pay JSSD. Steve Jackson stated that JSSD uses 1 acre foot unit of water per lot per year. Mr. Jackson the actual usage is .28 acre foot per lot. When the agreement was drawn up between JSSD and the Town of Hideout for water to be reserved it was identified as 103 acre feet of water. Based on the number of units available in Hideout, the .28 equation

allows for more units beyond the 103 figure. Councilor Egerton asked if we are collecting enough to pay the bill. Steve Jackson assured we are.

Steve Jackson stated the \$131.95 figure gives sufficient funds to pay JSSD and additional amount to administrative costs. The residents are getting a better deal; with JSSD they were billed \$359 annually, now \$131.95 is billed from Hideout. Steve Jackson stated the contract with JSSD allows them to raise the billing each year as the costs increase. JSSD have not provided justification yet.

Steve Jackson informed the Council 103 acre feet are reserved. Councilor Doug Egerton stated the future developers were paying for more water rights than would be required. Council Member Hans Johansson asked if the reservation is platted and non-platted lots that don't have a house on them. Mr. Jackson explained the reservation fee is for non-platted lots; it is an entitlement for future service.

Carolyn Kuchinsky declared this is the first year Hideout Town is billing. When the contract was signed it covered all the water reservation fees through 2015. Council Member Doug Egerton asked how often JSSD raises their rates. Steve Jackson answered they can raise them annually. Councilor Egerton asked if Town's process allows them to raise prices annually. Ms. Kuchinsky replied in the positive. Steve Jackson stated in the agreement between JSSD and Hideout there are two numbers; for culinary delivery water (wet water) is billed at \$750 per acre foot, the unused water rights or non-wet water is charged the reservation rate.

Carolyn Kuchinsky stated Section 7.1 concerning sewer fees, Hideout is collecting sewer fees on behalf of JSSD because they still own the sewage treatment facility. Steve Jackson commented JSSD did a sewer impact fee study to come up with the new adjusted impact fee. Steve Jackson stated that what was in Hideout participated in the bonds that built the infrastructure, property that did not participate in bonding pays more.

Council Member Cyndie Neel motioned to approve the water stand-by and reservation fees and sewer fees. Council Member Doug Egerton seconded the motion. The motioned passed unanimously. Voting in favor were Councilors Johansson, Neel, Heavrin and Egerton.

7. **ORDINANCE #16-04 – An Ordinance Amending Certain Sections of the Town Code of the Town of Hideout, Utah; Providing for Severability; and Providing for an Effective Date (Title 12 – Administrative Code Enforcement Hearing Program)**
8. **DECISION ITEM – Penalty Fees: Code Violations (Fee and Rate Resolution will be updated later)**

These two items were continued to next month's meeting due to the Council not receiving the necessary information.

Council Member Cyndie Neel made the motion to move Items 7 and 8 to next month's meeting. Councilor Hanz Johansson seconded the motion. Councilors Egerton, Heavrin, Neel and Johansson voted unanimously in favor.

9. CONSIDERATION & APPROVAL OF BILLS TO BE PAID – Approval of Payment of February and March Bills

Council Member Cyndie Neel motioned to approve payment of the February and March bills. Council Member Hanz Johansson seconded the motion. The motion passed unanimously with “aye” votes from Councilors Egerton, Heavrin, Neel and Johansson.

9. Review Financial Statements, If Needed

No discussion.

10. Public Input

Chris Baier asked why the water bills do not show the number of units used. Carolyn Kuchinsky said she would check into it. Ms. Baier also asked if the bills could be billed quarterly. There was some discussion. Kent Cuillard opined if the bills were done quarterly, a leak could waste excessive gallons before it was discovered. Council Member Egerton suggested auto billing.

Council Member Hanz Johansson commented on agenda items, The Powers and Duties book from the Utah League Powers and Duties book indicates can ask that items be put on the agenda.

8. Adjournment

Council Member Egerton made the motion to adjourn the Hideout Town Council Meeting.

The meeting adjourned at 4:45 p.m.

Lynette Hallam, Town Clerk

Approved: 5/12/16